

091.0

0002

0012.C

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

638,800 /

USE VALUE:

638,800 /

638,800

ASSESSED:

638,800 /

638,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		JANET RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VIOLA BENEDICT C & MARY S	
Owner 2:	
Owner 3:	

Street 1: 7 JANET RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 6,429 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		6429		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

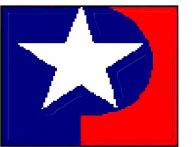
Legal Description								User Acct
101	6429.000	209,800		429,000	638,800			58403
Total Card	0.148	209,800		429,000	638,800			GIS Ref
Total Parcel	0.148	209,800		429,000	638,800			GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card:	366.28	/Parcel:	366.2			Insp Date
								11/30/18

PREVIOUS ASSESSMENT								Parcel ID	091.0-0002-0012.C	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	209,800	0	6,429.	429,000	638,800	638,800	Year End Roll	12/18/2019
2019	101	FV	184,800	0	6,429.	435,100	619,900	619,900	Year End Roll	1/3/2019
2018	101	FV	184,800	0	6,429.	324,800	509,600	509,600	Year End Roll	12/20/2017
2017	101	FV	184,800	0	6,429.	294,200	479,000	479,000	Year End Roll	1/3/2017
2016	101	FV	184,800	0	6,429.	281,900	466,700	466,700	Year End	1/4/2016
2015	101	FV	183,800	0	6,429.	239,000	422,800	422,800	Year End Roll	12/11/2014
2014	101	FV	183,800	0	6,429.	226,800	410,600	410,600	Year End Roll	12/16/2013
2013	101	FV	183,800	0	6,429.	215,700	399,500	399,500		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	20385-216		2/1/1990		28,900	No	No	A					

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
11/30/2018		MEAS&NOTICE							HS		Hanne S				
12/9/2008		Meas/Inspect							294		PATRIOT				
3/13/2000		Meas/Inspect							263		PATRIOT				
8/14/1997									CB						

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Average			A Bath:	Rating:			FFL (72)						
Sty Ht: 1 - 1 Story				3/4 Bath:	Rating:							12						
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:							15						
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Poor							36						
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:													
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID										
Grade: C - Average				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1958	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:		Alt %:		Fpl: 1	Rating: Average			Other										
Jurisdct:		Fact: .		WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDOS INFORMATION				Lower										
Avg Ht/FL: STD				Location:				Totals	RMs: 6	BRs: 3	Baths: 1	HB 1						
Prim Int Wall: 1 - Drywall				Total Units:														
Sec Int Wall:		%		Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:		%																
Bsmnt Flr: 4 - Carpet																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 091-0-0002-0012.C																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				